

JIMBOOMBA TURF

228 BROOKLAND ROAD,
ALLENVIEW Q 4285

DRAWING LIST

- H101 - COVER SHEET
- H102 - LEGENDS, NOTES & SCHEMATICS
- H103 - SITE PLAN
- H104 - GROUND FLOOR LAYOUTS
- H105 - DETAILS SHEET



AREA OF WORKS -
PROPOSED SITE OFFICE

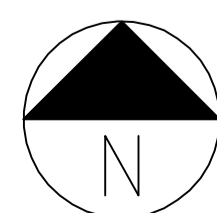
BROOKLAND ROAD

WATER COURSE

PRELIMINARY

LOCATION PLAN SCALE 1:1000

ISSUE	AMENDMENT	DATE
P1	PRELIMINARY ISSUE	06.02.2023

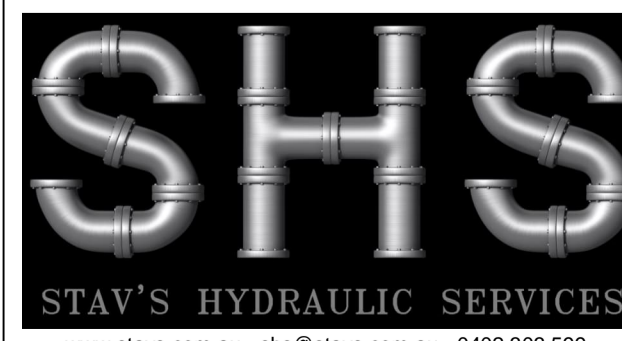


CLIENT:

JIMBOOMBA TURF

BUILDER:

MSJ CONSTRUCTIONS



PROJECT:

JIMBOOMBA TURF
228 BROOKLAND ROAD,
ALLENVIEW, Q, 4285
LOT 12 ON SP186526

TITLE:

HYDRAULIC SERVICES
COVER SHEET

DRAWN BY:	PROJECT No.	MSJ6	DRAWING No.	ISSUE No.
SS	SCALE / SIZE:	1:500 @ A1	H101	P1

ABBREVIATIONS

AC	AIR CONDITIONING
AFFL	ABOVE FINISHED FLOOR LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
B	BASIN
CD	CONDENSATE DRAIN
COS	CLEAR OUT TO SURFACE
Cu	COPPER PIPE
CW	COLD WATER
CWD	COLD WATER DROPPER
CWR	COLD WATER RISER
CV	CONTROL VALVE
DF	DRINKING FOUNTAIN
DP	DOWN PIPE
DW	DISHWASHER
e	EXISTING TO REMAIN
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FS	FIRE SERVICE
FU	FIXTURE UNITS
FW	FLOOR WASTE GULLY (c/w REMOVABLE CHROME GRATE)
H/L	HIGH LEVEL
HC	HOSE COCK c/w KEY OPERATED HANDLE
HW	HOT WATER
HWd	HOT WATER DROPPER
HWH	HOT WATER HEATER
IC	INSPECTION CHAMBER
IO	INSPECTION OPENING
L/L	LOW LEVEL
ORG	OVERFLOW RELIEF GULLY
RPZ	REDUCED PRESSURE ZONE DEVICE
SHR	SHOWER
SK	SINK
TD	TUNDISH
TTD	TRAPPED TUNDISH
WC	WATER CLOSET
VB	VACUUM BREAKER

LEGEND

	TRADE WASTE PIPEWORK
	EXISTING SANITARY DRAINAGE PIPEWORK
	SANITARY DRAINAGE PIPEWORK
	VENT PIPEWORK
	EXISTING VENT PIPEWORK
	STORMWATER PIPEWORK
	EXISTING STORMWATER PIPEWORK
	AGRICULTURAL DRAIN
	COLD WATER PIPEWORK
	HOT WATER PIPEWORK
	EXISTING COLD WATER PIPEWORK
	GAS PIPEWORK
	EXISTING GAS PIPEWORK
	EXISTING PIPEWORK TO BE REMOVED
	COUNCIL SEWER MAIN
	COUNCIL WATER MAIN
	VALVE
	SINGLE CHECK VALVE
	DOUBLE CHECK VALVE
	DUAL CHECK VALVE
	NON-RETURN VALVE
	RPZ VALVE
	GAS VALVE
	PRESSURE REDUCTION VALVE
	TEMPERING VALVE
	THERMOSTATIC MIXING VALVE
	HOSE TAP c/w KEY OPERATED HANDLE
	WATER METER
	DENOTES SERVICE RISING
	DENOTES SERVICE TYPE
	DENOTES PIPE SIZE
	DENOTES SERVICE DROPPING
	FINISHED FLOOR LEVEL

HYDRAULIC NOTES

GENERAL

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS3500, THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE APPROVED ARCHITECTURAL AND RELEVANT SERVICES PLANS AND SPECIFICATIONS
- LOCATION OF EXISTING SERVICES HAS BEEN DETERMINED FROM SITE VISITS AND EXISTING RECORD PLANS. NO PROVING OF SERVICES HAS BEEN UNDERTAKEN. THE CONTRACTOR SHALL PROVE ALL SERVICES PRIOR TO COMMENCING CONSTRUCTION AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCIES BEFORE PROCEEDING. THIS CONTRACTOR MUST CO-ORDINATE WITH ALL OTHER SERVICES. PIPEWORK SHOWN ON THIS DRAWING IS DIAGRAMMATIC ONLY. FINAL LOCATION OF SERVICES SHALL BE DETERMINED ON SITE.
- ARRANGE & APPLY TO THE LOCAL AUTHORITY FOR ALL NECESSARY PERMITS. PAY ALL PLUMBING INSPECTION FEES AND CHARGES, OBTAIN COMPLETION CERTIFICATE AND SUBMIT TO SUPERVISOR.
- THE ENTIRE HYDRAULIC SERVICES INSTALLATION AND EQUIPMENT SHALL BE MAINTAINED UNDER WARRANTY FOR A PERIOD OF TWELVE (12) MONTHS AFTER PRACTICAL COMPLETION HAS BEEN ACHIEVED.
- PROVIDE THREE (3) SETS OF INSTRUCTIONS MANUALS AT PRACTICAL COMPLETION. CONTAINING THE FOLLOWING:
 - GENERAL DESCRIPTION OF PROJECT
 - LISTING OF EQUIPMENT, MANUFACTURERS NAMES, AGENTS ETC.
 - OPERATING AND MAINTENANCE INSTRUCTIONS AND WARRANTY INFORMATION FOR EACH ITEM OF EQUIPMENT.
 - "AS CONSTRUCTED" DRAWINGS.
 - COUNCIL INSPECTION REPORTS AND FINAL COMPLETION CERTIFICATES FROM RELEVANT AUTHORITIES.

WATER

- ALL HW & CW PIPEWORK SHALL BE COPPER TUBE TYPE "B" TO AS1432. CONNECT COPPER PIPE WITH BRAZED JOINTS IN AS1645 OR COMPRESSION JOINTS AS1685. USE PRE-INSULATED PIPEWORK FOR HOT WATER SERVICES OR INSULATE WITH ARMAFLEX INSULATION OR SIMILAR. DENS0 WRAP ALL CW PIPEWORK IN-GROUND. PROVIDE INSULATION TO ALL HOT WATER PIPEWORK. PROVIDE ALL NECESSARY ALLOWANCES FOR THERMAL MOVEMENT OF PIPES.
- WATER SUPPLY PIPEWORK EXTERNAL TO BUILDING IN-GROUND MAY BE POLYETHYLENE PIPE OF MIN. CLASS 12, AND SHALL COMPLY WITH AS 1159. INSTALLATION OF POLYETHYLENE PIPES SHALL BE IN ACCORDANCE WITH AS 2033 AND THE MANUFACTURERS SPECIFICATIONS.
- TAKE ALL NECESSARY PRECAUTIONS TO PREVENT WATER HAMMER AND RECTIFY SHOULD IT OCCUR.
- EXTERNAL AND INTERNAL HOSE COCKS SHALL BE FITTED WITH HOSE TYPE VACUUM BREAKERS.
- ALL HW & CW PIPEWORK EXPOSED TO VIEW SHALL BE CHROME PLATED COPPER.
- PROVIDE FIRE STOP COLLARS TO ALL PLASTIC PIPEWORK PENETRATING THROUGH ALL FIRE ZONES.
- PROVIDE HW & CW STOPCOCKS TO ALL HW & CW FIXTURES.
- ALL PIPEWORK TO BE IDENTIFIED IN ACCORDANCE WITH AS1345.
- ALL PIPE DIAMETERS NOMINATED ARE NOMINAL BORE DIAMETERS UNLESS NOTED OTHERWISE.

DRAINAGE

- SANITARY DRAINAGE & VENT PIPEWORK IN UPVC IN ACCORDANCE WITH AS1260 AND THE MANUFACTURERS SPECIFICATIONS.
- TRADE WASTE PIPEWORK AND FITTINGS SHALL BE HDPE DRAINAGE PIPE OR APPROVED EQUAL INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.
- ALL WASTE PIPEWORK EXPOSED TO VIEW SHALL BE CHROME PLATED COPPER.
- PROVIDE FIRE STOP COLLARS TO ALL PLASTIC PIPEWORK PENETRATING THROUGH ALL FIRE ZONES.
- ALL PIPEWORK TO BE IDENTIFIED IN ACCORDANCE WITH AS1345.
- ALL PIPE DIAMETERS NOMINATED ARE NOMINAL BORE DIAMETERS UNLESS NOTED OTHERWISE.

WASTE WATER

- DAMAGE TO SOILS
EXCAVATION WORK SHALL NOT DAMAGE THE SOIL. DAMAGE TO SOIL CAN OCCUR BY:
 - SMEARING, WHERE THE SOIL SURFACE IS SMOOTHED, FILLING CRACKS AND PORES.
 - COMPACTING, WHERE THE SOIL POROSITY IS REDUCED.
 - PUDDLING, WHERE WASHED CLAY SETTLES ON THE BASE OF THE TRENCH TO FORM A RELATIVELY IMPERMEABLE LAYER.
- GOOD CONSTRUCTION TECHNIQUE
THE FOLLOWING EXCAVATION TECHNIQUES SHALL BE OBSERVED SO AS TO MINIMIZE THE RISK OF DAMAGE TO THE SOIL.
 - PLAN TO EXCAVATE ONLY WHEN THE WEATHER IS FINE
 - AVOID EXCAVATION WHEN THE SOIL HAS A MOISTURE CONTENT ABOVE THE PLASTIC LIMIT. THIS CAN BE TESTED BY SEEING IF THE SOIL FORMS A "WIRE" WHEN ROLLED BETWEEN THE PALMS.
 - DURING WET SEASONS OR WHEN CONSTRUCTION CANNOT BE DELAYED UNTIL THE WEATHER BECOMES FINE, SMEARED SOIL SURFACES MAY BE RAKED TO REINSTATE A MORE NATURAL SOIL SURFACE, TAKING CARE TO USE FINE TINES AND ONLY AT THE SURFACE.
 - WHEN EXCAVATING BY MACHINE, FIT THE BUCKET WITH "RAKER TEETH" IF POSSIBLE, AND EXCAVATE IN SMALL "BITES" TO MINIMIZE COMPACTION.
 - AVOID COMPACTION BY KEEPING PEOPLE OFF THE FINISHED TRENCH OR BED FLOOR
 - IF RAIN IS FORECAST THEN COVER ANY OPEN TRENCHES, TO PROTECT THEM FROM RAIN DAMAGE.
 - EXCAVATE PERPENDICULAR TO THE LINE OF FALL OR PARALLEL TO THE CONTOUR OF SLOPING GROUND
 - ENSURE THAT THE INVERTS ARE HORIZONTAL.
- BACKFILLING
AFTER INSTALLATION OF PIPEWORK, INSPECTION PORTS, THE DISTRIBUTION AGGREGATE SHALL BE CAREFULLY PLACED INTO THE TRENCH. THIS IS DONE SO AS TO AVOID DAMAGE TO BOTH THE TRENCH BASE AND SIDEWALLS AND THE PIPEWORK. CARE SHALL ALSO BE TAKEN WHEN PLACING BACKFILL OVER IN-SITU DISTRIBUTION AGGREGATE DURING OR AFTER HEAVY RAINFALL.

AFTER PLACING THE DISTRIBUTION AGGREGATE, THE TRENCHES AND BEDS SHALL BE COVERED WITH SOIL THAT IS LESS PERMEABLE THAN THE SURROUNDING NATURAL SOIL. A GEOTEXTILE FILTER CLOTH SHALL BE LAID OVER THE DISTRIBUTION AGGREGATE TO PREVENT INGRESS BY THE COVER MATERIAL. REFER DETAIL.
THE TRENCHES SHALL NOT BE COVERED WITH AN IMPERMEABLE LAYER.

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DESIGNER: STEPHEN STAVRINOU QBCC 15061807

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HYDRAULIC SERVICES
LEGEND, NOTES & SCHEMATICS

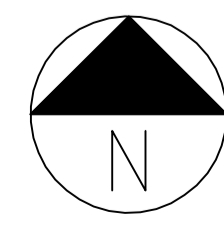
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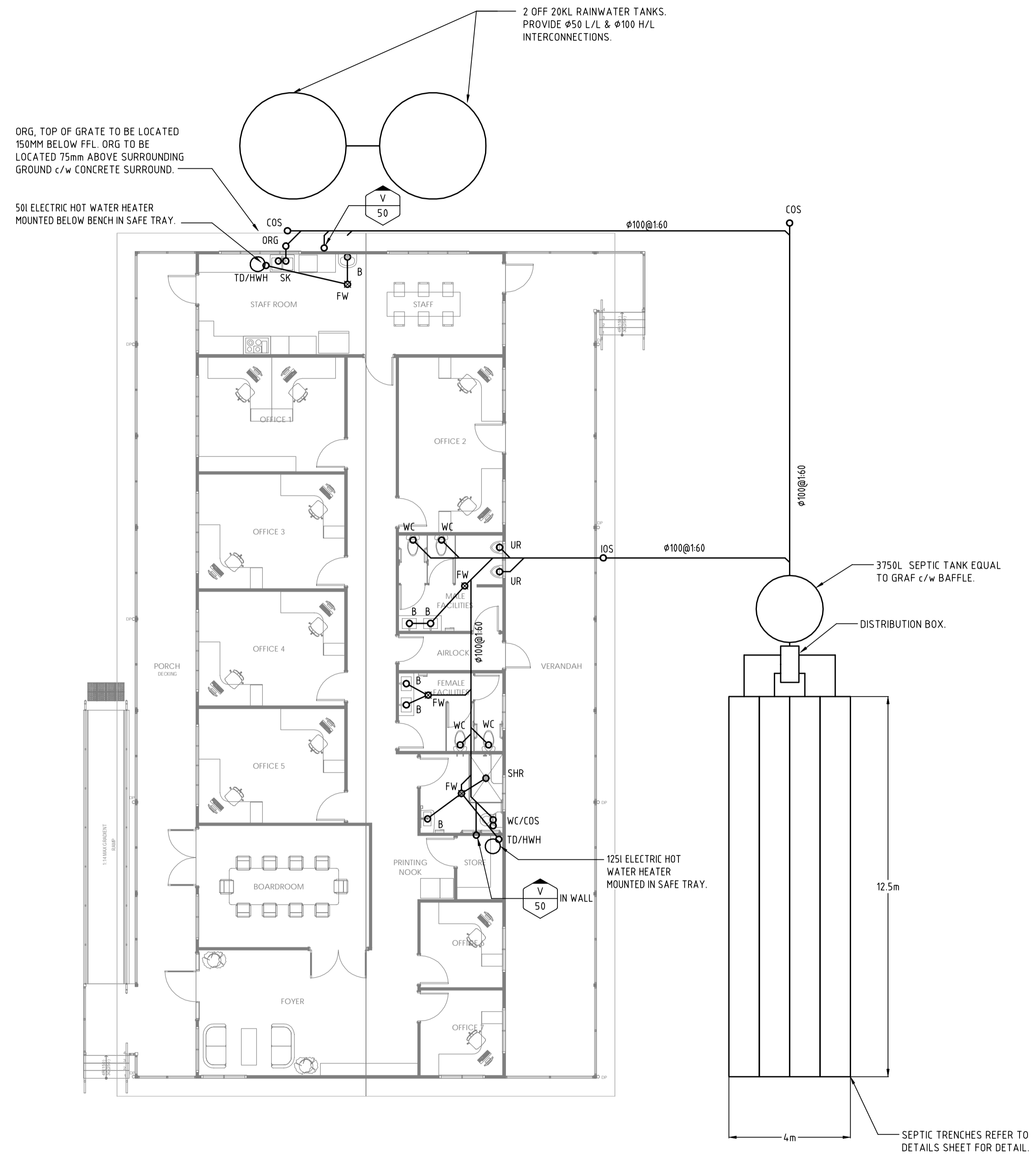
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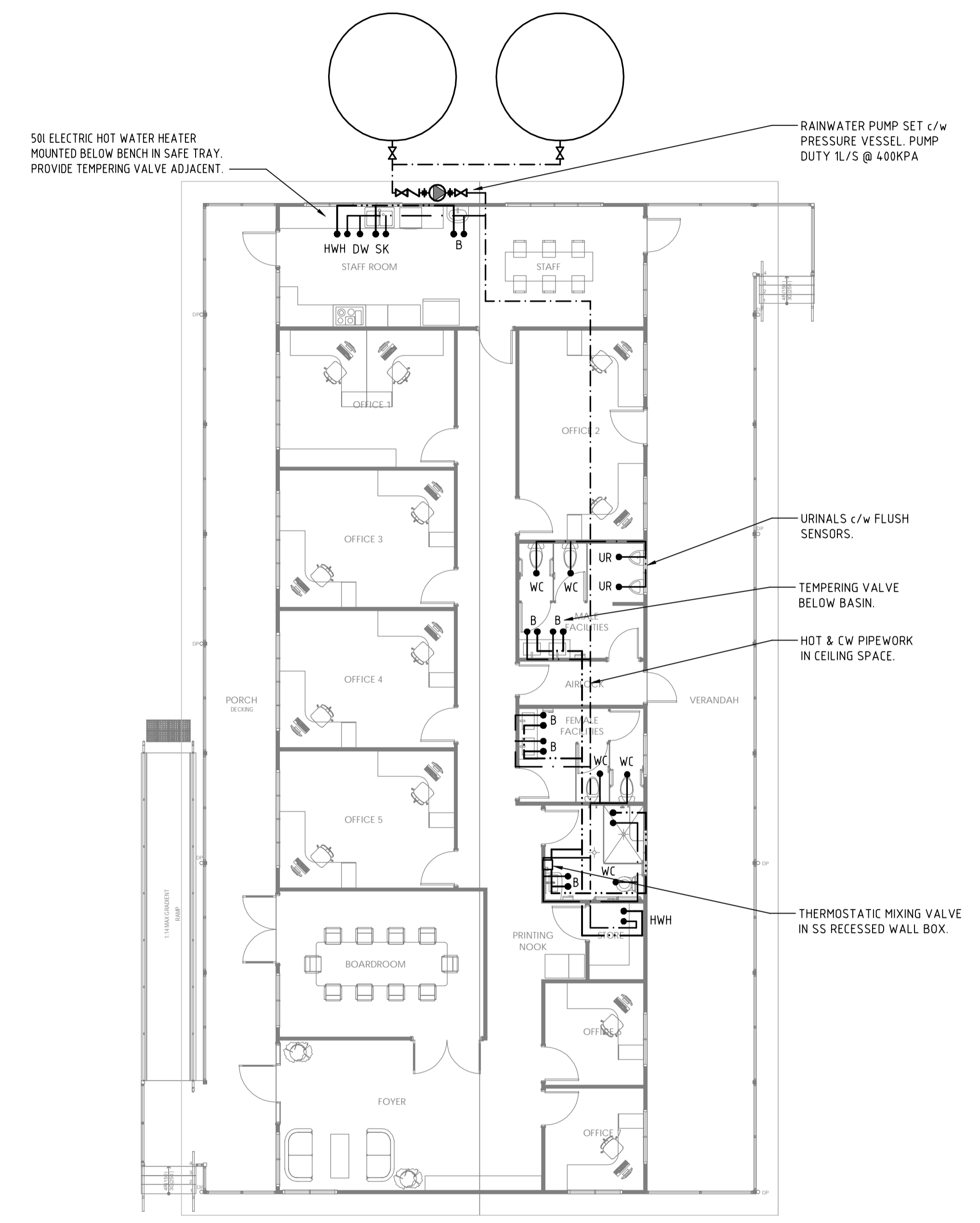
PROJECT:
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TITLE:
**HYDRAULIC SERVICES
SITE PLAN**

DRAWN BY: SS	PROJECT No. MSJ6	DRAWING No. H103	ISSUE No. P1
SCALE / SIZE: 1:500 @ A1			



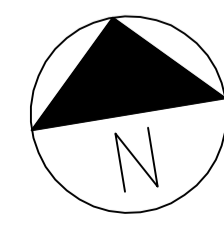
SANITARY DRAINAGE LAYOUT



WATER RETICULATION LAYOUT

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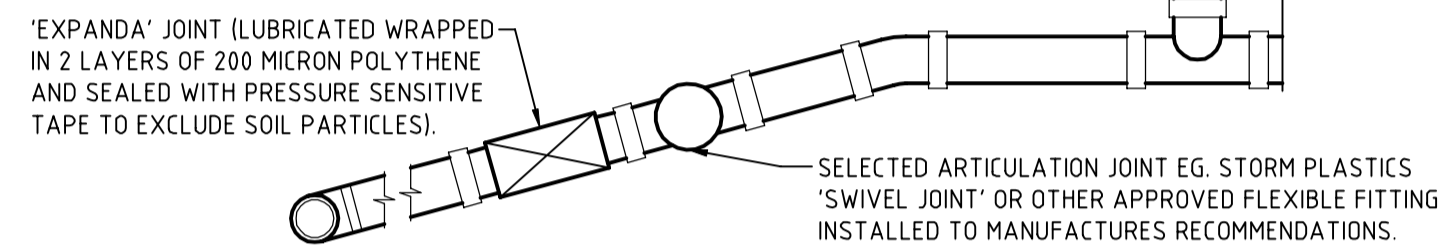
TITLE:
**HYDRAULIC SERVICES
GROUND FLOOR LAYOUTS**

DRAWN BY: SS	PROJECT No. MSJ6	DRAWING No. H104	ISSUE No. P1
SCALE / SIZE: 1:100 @ A1			

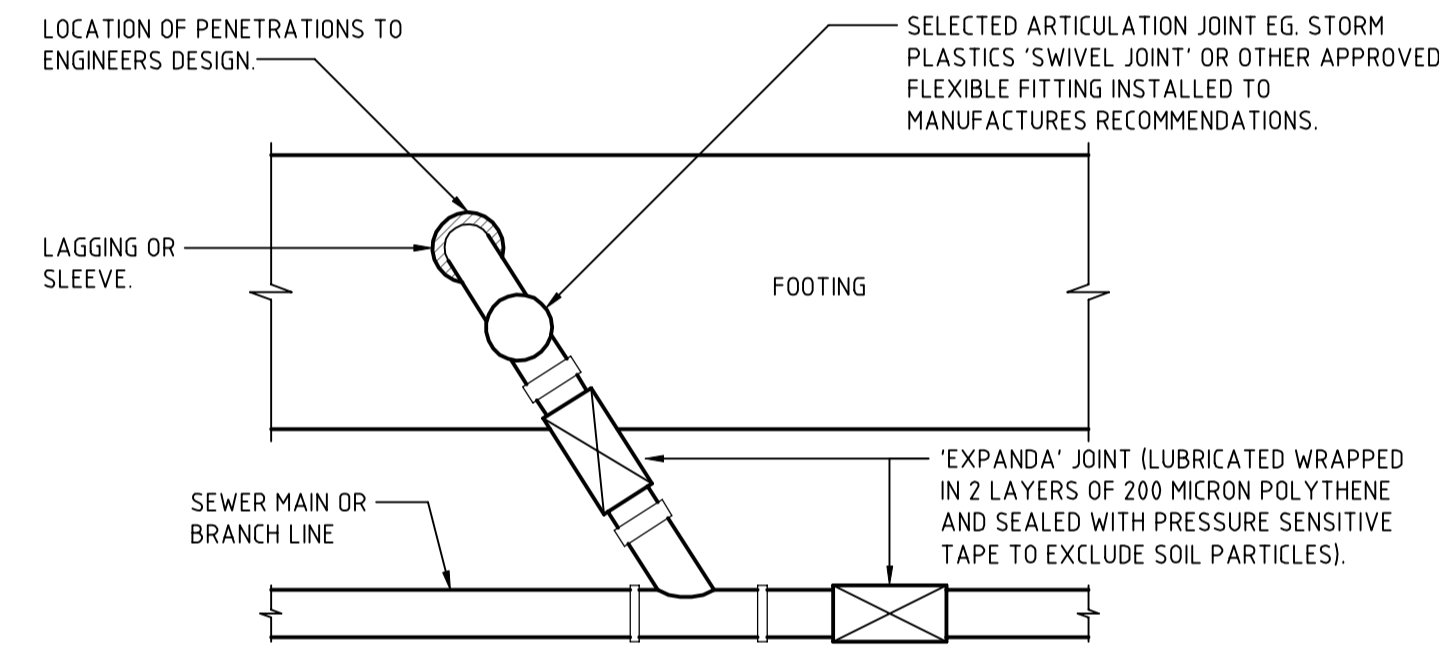
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DETAILS AND SPECIAL REQUIREMENTS FOR SUPPORT AND/OR PROVISIONS OF ARTICULATION IN PIPE WORK FOR ALL UNDER SLAB DRAINAGE IS ONLY REQUIRED WHERE SPECIFIED BY THE DESIGN ENGINEER FOR THE RELEVANT SITE CLASSIFICATION AND/OR AS REQUIRED BY AS 3500 OR AS 2870.



TYPICAL UNDER SLAB-EDGE BEAM/WAFFLE POD DETAIL
SCALE: 1:20



TYPICAL CONNECTION FROM PIPE WORK TO BRANCH LINE DETAIL
SCALE: 1:20

ARTICULATION DETAILS

NOTES: THE FOLLOWING NOTES AND DETAILS PROVIDED FOR THE ARTICULATION FOR SANITARY PLUMBING DRAINAGE AND SHOULD READ IN CONJUNCTION WITH AS/NZS 3500, AS 2870 AND ANY OTHER RELEVANT STANDARD AND THE REQUIREMENTS OF THE NCC. ARTICULATION & EXPANSION JOINTS SHALL BE PROVIDED AS PER THE RELEVANT DETAILS SHOWN ALLOWING FOR THE EXPECTED MINIMUM REQUIREMENTS FOR EXPANSION AND ALLOWABLE RELATION IN FITTINGS.

1. ALL DRAINAGE AND STORM WATER TO BE CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 AND THE REQUIREMENTS OF AS 2870. ARTICULATION AND EXPANSION JOINTS ARE TO BE PROVIDED TO ACCOMMODATE MOVEMENT IN ALL PIPE WORK WITHIN 3 METRES OF THE DWELLING AND COMPLY WITH AS 1260.
2. PLUMBING AND DRAINAGE UNDER THE SLAB SHOULD BE VOIDED WHERE PRACTICAL.
3. GRADES IN PIPE WORK ON M, H, AND P SITES SHOULD HAVE A MINIMUM GRADE OF 1:30 WITHIN 1.5 METRES OF THE BUILDING AND 1:60 ELSEWHERE. GRADES IN FLEXIBLE FITTINGS TO BE SET AT THE MINIMUM GRADE.
4. ALL EXPANSION AND ARTICULATION JOINTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS TO BE SET MID POINT SO AS TO ALLOW FOR MAXIMUM IN EITHER DIRECTION.
5. STORMPLASTICS (SA) PTY LTD "SWIVEL JOINTS" SHOULD NOT BE USED AS A BEND TO ACHIEVE CORRECT FALLS. THE JOINTS SHOULD BE SET IN A STRAIGHT LINE OF THE DRAIN TO ALLOW MAXIMUM (+) OR (-) MOVEMENT. A MINIMUM 15° BENT TO BE INSTALLED BEFORE SWIVEL JOINTS TO ACHIEVE MINIMUM GRADES FROM THE FACE OF THE FOOTINGS.
6. DETAIL AND SUPPORT OF TRAPS AT THE O.R.G. TO BE CONSIDERED ON SITE, TO ALLOW FOR POTENTIAL MOVEMENTS INCLUDING ISOLATION AND ARTICULATION ASSOCIATED WITH PATHS AND PAVEMENTS. THE O.R.G. SHOULD BE CAST IN CONCRETE MONOLITHICALLY WITH THE FOOTING SYSTEM ON CLASS H AND E SITES.
7. ALL PVC PIPE WORK PASSING THROUGH CONCRETE MUST HAVE 25MM LAGGING.
8. THE USE OF CORRUGATED FLEXIBLE PVC PIPE PRODUCTS SHOULD BE AVOIDED ON CLASS H AND E SITES AS THEY ARE NOT ABLE TO EXPAND LONGITUDINALLY TO ACCOMMODATE POTENTIAL VERTICAL AND LATERAL MOVEMENTS AT THE SLAB OR FOOTING EDGE UNLESS SPECIFICALLY DETAILED BY THE MANUFACTURER.
9. ALL JOINTS IN STORM WATER PIPES WITHIN 3.0 METRES OF THE HOUSE UNDER CONSTRUCTION SHOULD BE ARTICULATED TO ACCOMMODATE GROUND MOVEMENTS WITHOUT LEAKAGE.
10. ALL PIPEWORK INCLUDING STORM WATER FITTINGS AND ADAPTERS SHOULD BE PROTECTED FROM MECHANICALLY DAMAGE.
11. ALL DETAILS ARE INDICATIVE ONLY. DESIGN OF PATHS FOOTINGS ETC. AND LOCATION OF PENETRATIONS TO BE CO-ORDINATED WITH STRUCTURAL ENGINEER.

SITE CLASS	MINIMUM REQUIRED EXPANSION JOINT CAPACITY	ALLOWABLE ROTATION
"M"	MINIMUM 25MM LAGGING THROUGH FOOTINGS	NOT APPLICABLE

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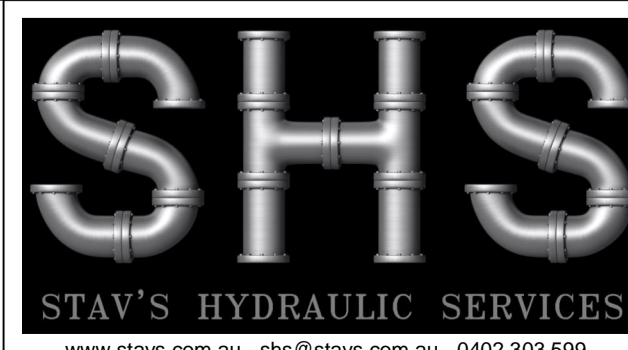
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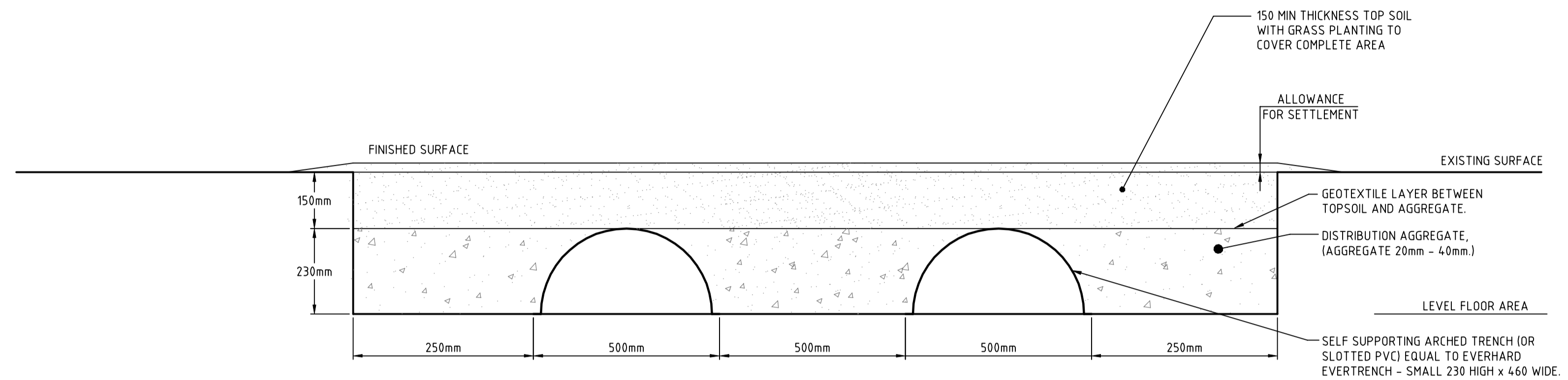
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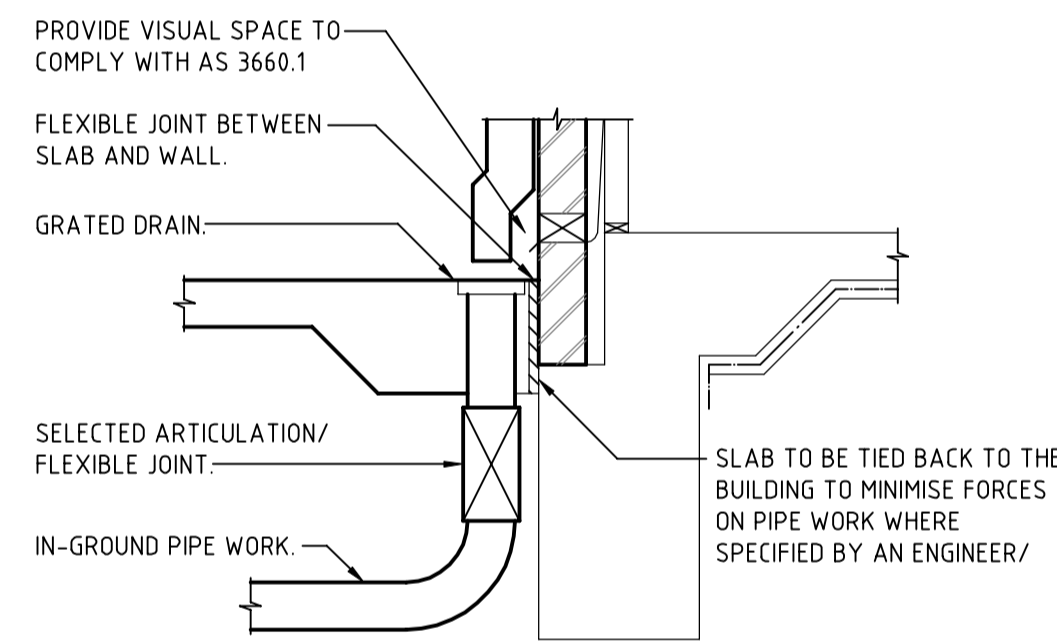
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DETAILS SHEET

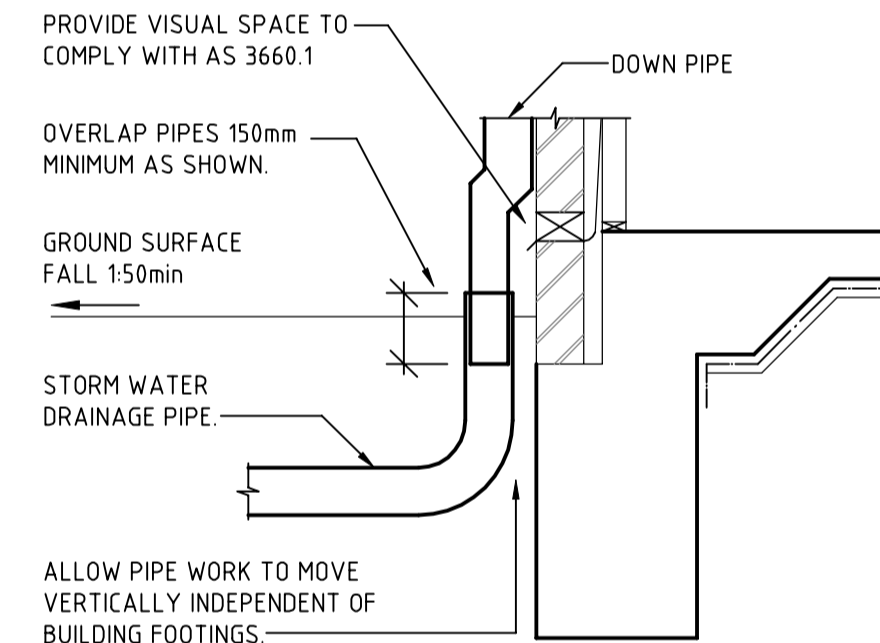
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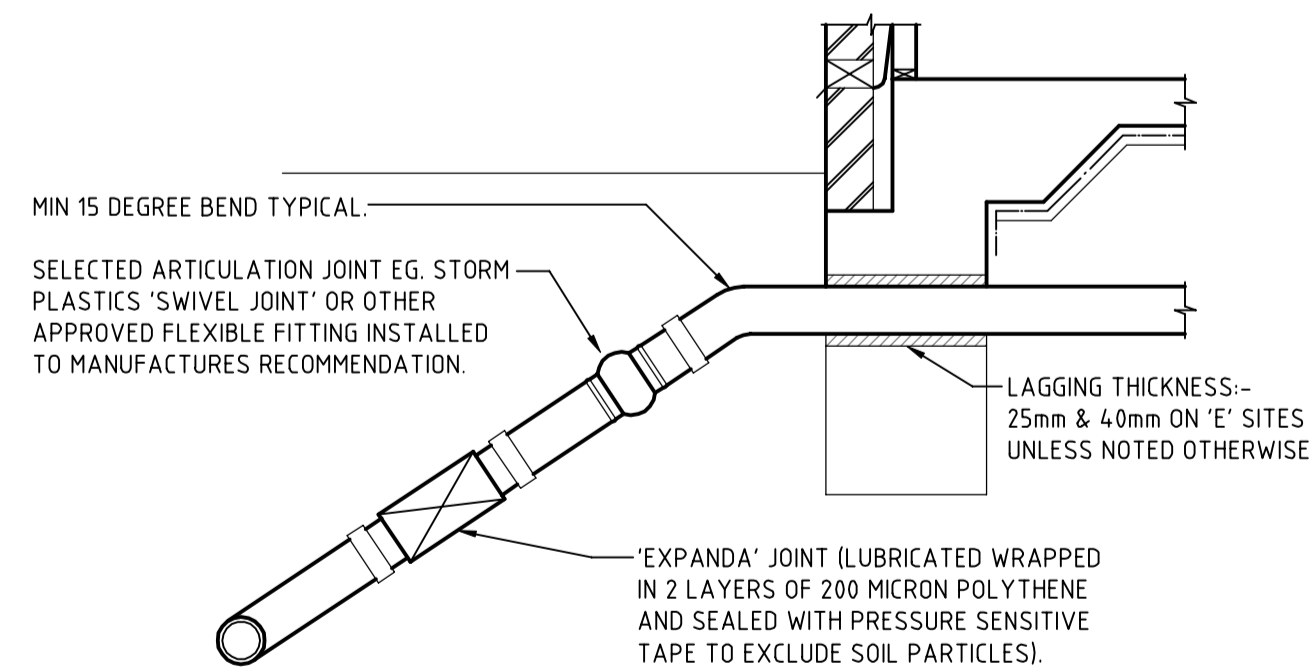
ON SITE WASTE WATER TRENCH DETAIL
SCALE: 1:20



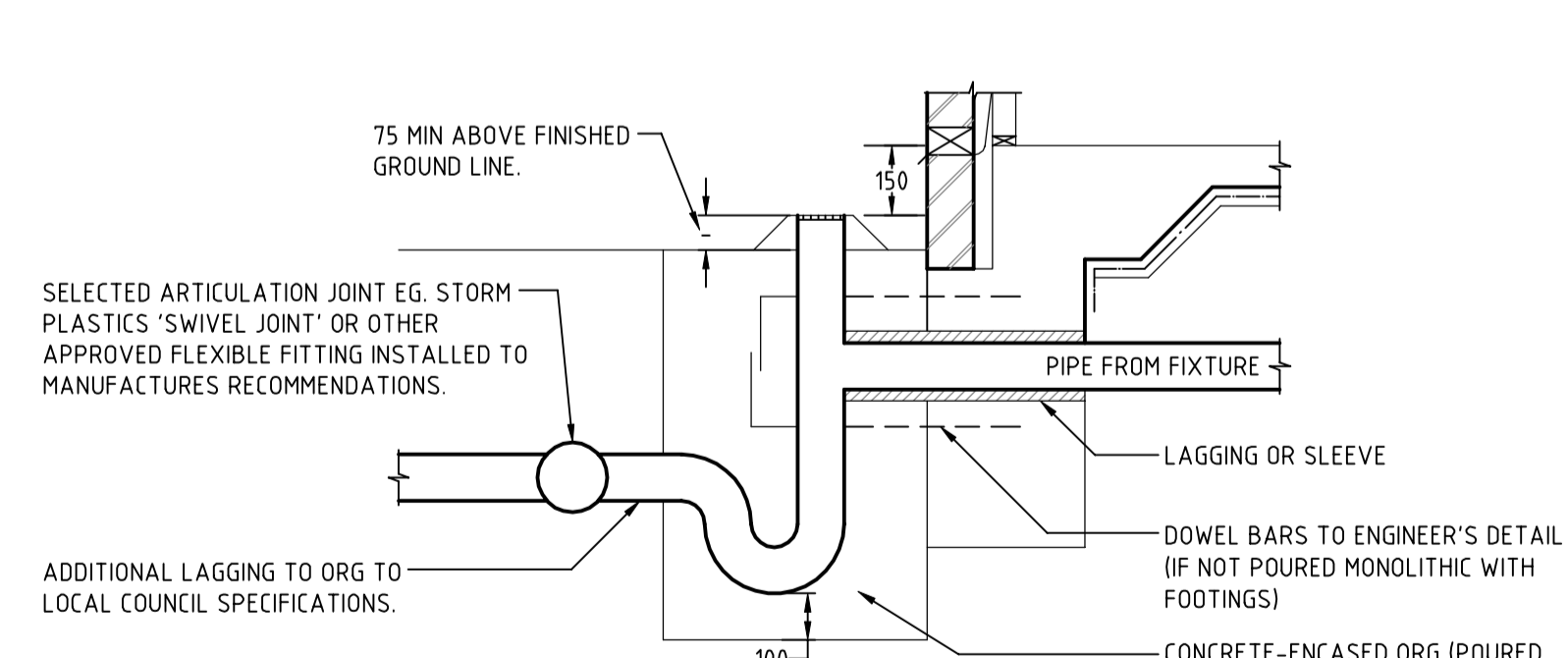
DOWNPIPE TO GRATED DRAIN DETAIL
SCALE: 1:20



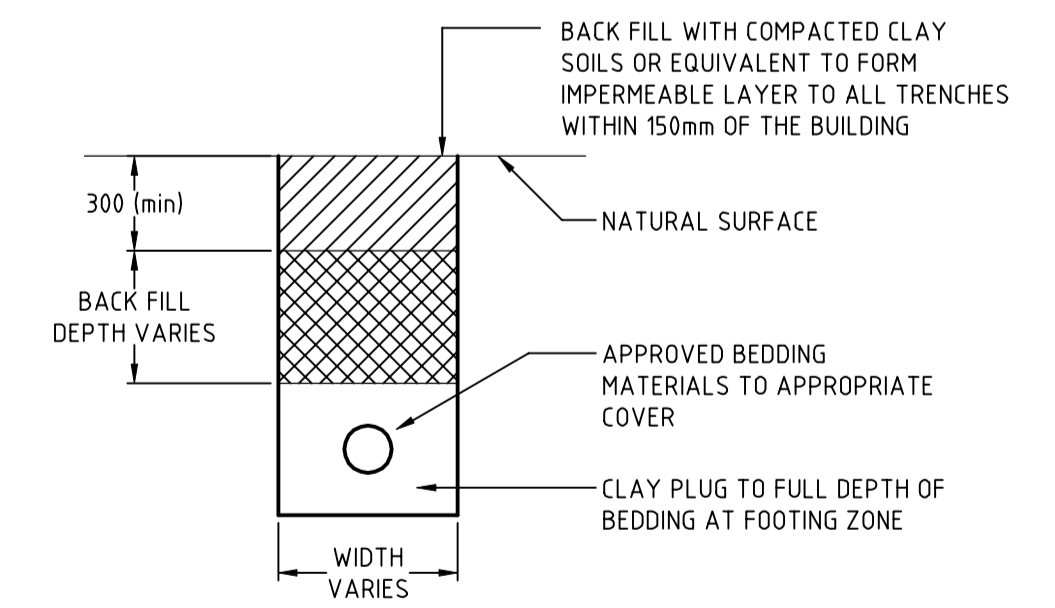
TYPICAL STORM WATER DETAIL (ALTERNATIVE)
SCALE: 1:20



TYPICAL PIPE THROUGH FOOTING DETAIL - SECTION
SCALE: 1:20



TYPICAL SECTION AT O.R.G. TO PREVENT SHEAR AT FOOTING FACE
SCALE: 1:20



TYPICAL TRENCH DETAIL
SCALE: 1:20